

LOCATION: H:\2021\W21.0183\Engineering\Design\Consent\W21.0183-L100.dwg
DATE/TIME: August 19, 2021 5:33pm
PLOTTER: ehofm

LANDSCAPE PLAN NOTES

- 1 SOD - REFER TO SOD DETAIL ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD, OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- 2 MULCH
- 3 PORTABLE LANDSCAPE PLANTERS FOR PERENNIAL AND ANNUAL COLOR
- 4 PROPOSED MASONRY FENCING WALL FOR SCREENING

LEGEND

SITE TRIANGLE

WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Collectree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia inermis</i> var. <i>inermis</i> , seedless cultivar
Horsechestnut, Red	<i>Aesculus x campestris</i> 'Brilliant'
Katsura	<i>Cercidiphyllum japonicum</i>
Linden, Silver-Sterling Silver	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinquapin	<i>Quercus muehlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, String	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Overcup	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Yucca	<i>Yucca speciosa</i>

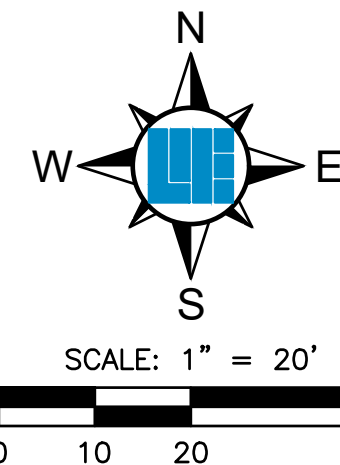
GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. ANY EXISTING TREES (AND/OR PLANTINGS) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1) REMOVED, 2) SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
5. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
6. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
8. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
9. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
12. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
13. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
14. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS, BIOSOLIDS (TREATED SEWAGE SLUDGE), YARD TRIMMINGS, SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
15. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
16. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
17. ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 1" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
18. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE, BUT NOT LIMITED TO, WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
19. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

LANDSCAPE ORDINANCE REQUIREMENTS

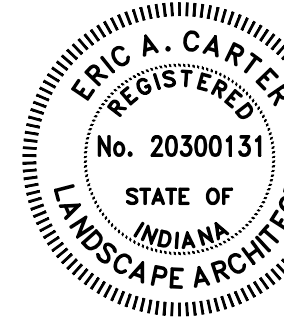
REQUIREMENT:	REQUIRED:	PROVIDED:
CHAPTER 6.8-O-2: PERIMETER PARKING LANDSCAPING (PP) - IF PARKING IS WITHIN 20' OF PROPERTY LINE, OR WITHIN A REQUIRED YARD, LANDSCAPE IS REQUIRED: - 5' WIDE EXTENDED ALONG THE ENTIRE PERIMETER OF PARKING AREA - 1 TREE PER 30' & 1 SHRUB PER 3' OF PARKING AREA LENGTH MINIMUM - PER PUD IF THERE IS CROSS ACCESS BETWEEN PARKING LOTS OR IF ADJACENT TO PARKING LOT PERIMETER LANDSCAPE IS NOT REQUIRED AND IT IS TO BE TREATED AS INTERIOR PARKING.	EAST = 194' - 6 TREES - 65 SHRUBS WEST = PER PUD - 4 TREES - 50 SHRUBS	EAST = - 6 TREES - 65 SHRUBS WEST = PER PUD - 4 TREES - 50 SHRUBS
CHAPTER 6.8-O-1: INTERIOR PARKING LANDSCAPING (IP) - MINIMUM AREA OF ISLANDS REQUIRED FOR 38 PARKING SPACES SHALL BE 7.5% OF PARKING AREA AND SHALL BE A MIN OF 120 SF AND 7' IN WIDTH FROM BACK OF CURB TO BACK OF CURB. - PARKING ISLANDS SHALL BE DISPERSED SO AS TO DEFINE AISLES AND LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAX. OF 20' IN LENGTH - PARKING AREAS SHALL INCLUDE AT LEAST 1 TREE, 4 SHRUBS PER ISLAND AND 100% FULLY VEGETATED WITH PERMITTED GROUND COVER.	7.5% OF 17,900 SF = 1,343 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND	1,343 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND
CHAPTER 6.8-L: FOUNDATION PLANTINGS (FP) - LOCATED WITHIN 15' OF BUILDING FACADE IN A 8' WIDE PLANTING BED - REQUIRED INTERMITTENTLY (APPROX. EVERY 40') AGAINST LONG EXPANSES (OVER 80') OF BUILDING FACADES, FENCES, OR OTHER BARRIERS - REQUIRED ALONG THE FRONT FACADE OF ALL BUILDINGS AT A MIN RATIO OF 1 SHRUB OR ORNAMENTAL TREE PER 12' OF FOUNDATION - PUD SAYS REQUIREMENT SHALL NOT APPLY TO THE BUILDING FACADE FACING THE ACCESS ROAD, OR WHERE A DRIVE THRU IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF THE BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THE REQUIREMENT.	EAST & WEST 65' - 5 SHRUBS/ ORNAMENTAL TREES NORTH & SOUTH 28' - 2 SHRUBS/ ORNAMENTAL TREES	EAST 85' - 7 SHRUBS WEST 65' - 4 SHRUBS/ 1 PLANTER NORTH 28' - 2 PLANTERS SOUTH 28' - 2 ORNAMENTAL TREES
CHAPTER 6.8-K: MINIMUM LOT LANDSCAPING (LP) - BUSINESS USES (PER ACRE) = 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	1,33+ ACRES = - 13 SHADE TREES - 13 ORN. EVERGREENS - 38 SHRUBS	MET BY OTHER REQUIREMENTS
CHAPTER 6.3: STATE HW 32 OVERLAY- TRAIL CORRIDOR PLANTINGS (TC) - A MINIMUM OF 3 SHADE TREES AND 1 ORNAMENTAL TREE SHALL BE PROVIDED PER EVERY 100' OF TRAIL CORRIDOR ALONG SR 32. - INSTALLATION ON BOTH SIDES OF THE TRAIL IS ENCOURAGED - SHADE TREES SHALL BE SPACES A MINIMUM OF 15' AND NO MORE THAN 40' APART - LANDSCAPE REQUIRED WITHIN THE TRAIL CORRIDOR SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF ART. 6.8 LANDSCAPING STANDARDS	200' = - 6 SHADE TREES - 2 ORNAMENTAL TREES	200' = - 6 SHADE TREES - 2 ORNAMENTAL TREES
CHAPTER 6.8-H-1&2: MECHANICAL SERVICE AND LOADING AREA SCREENING (SS) - SERVICE AREA = 6' HIGH EVERGREEN TREES PLANTED 9' ON CENTER IN DOUBLE STAGGERED ROW. - MECHANICAL AREA = SOLID EVERGREEN SCREEN WITH COMBINATION OF TREES AND SHRUBS	EVERGREEN SCREEN	EVERGREEN SCREEN
CHAPTER 6.8-L-5: MONUMENT SIGN (MS) - SHALL INCLUDE A LANDSCAPED AREA AT THE BASE OF THE SIGN WHICH SHALL BE EQUIVALENT TO 1 SIDE OF THE MONUMENT SIGN SIGN FACE AND INCLUDE GROUND COVER, PERENNIALS, SHRUBS, AND ORNAMENTAL TREES.	TBD	TBD

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL SIZE	MATURE SIZE	SPECIAL INSTRUCTIONS		
CANOPY DECIDUOUS TREES									
A/O	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	7	X	50" x 40"	X		
Gba	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	7	X	45" x 30" W	X		
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	3	X	45" x 35"	X		
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	4	X	90" x 50"	X		
EVERGREEN TREES									
CIS	CHAMAECYPARIS LAWSONIANA 'SULLIVAN'	SULLIVAN FALSE CYPRESS	8' HT.	4	X	20" x 15"	X		
TON	THUJA OCCIDENTALIS 'TECHNY'	ARBORVITAE	8'	5	X	6" x 15"			
ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	6' HT.	2	X	15" x 15"	MULTI-STEM		
Srl	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	6' HT.	2	X	20" x 15"	X		
DECIDUOUS SHRUBS									
PG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	28	X	21" x 3"	X		
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#3	25	X	21" x 6"	X		
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	20	X	21" x 3"	X		
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	20	X	31" x 3"	X		
EVERGREEN SHRUBS									
Bk	BUXUS MICROPHYLLA	WINTERGREEN	#3	25	X	4" x 4"	X		
JcO	JUNIPERUS CHINENSIS 'OBELISK'	JUNIPER	#3	12	X	31" x 6"	X		
JIS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#5	14	X	47" x 6"	X		
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	20	X	31" x 4"	X		



SHEET NO.
L100
PROJECT NO.
W21.0183

188 EAST SPRING MILL POINTE DRIVE
LANDSCAPE PLAN
Part of the SR-4 of Section 35, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana



ERIC A. CARTER RLA 20300131

REVISIONS AND ISSUES		DATE	BY	PROJECT NO.
TAC SUBMITTAL	W21.0183	07/01/2021	BS	W21.0183
ISSUED FOR TAC REVISIONS	W21.0183	08/13/2021	BS	W21.0183
DESIGNED BY	BS			
DRAWN BY	BS			
CHECKED BY	BS			
DATE	08/13/2021			

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